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june 1997

Surf Pines Association Newsletter  
for all members



# the Surf Pines Breeze

## President's Letter

This will be my last letter as SPA president. It has been an enlightening experience. My main objective over the past year has been to create an organization of committees and project managers that could relieve the Board of tending to the daily running of Surf Pines and allow it to focus on issues facing Surf Pines. This objective, now partially achieved, will be fully achieved only if the new Board and subsequent Boards continue to develop the concept.

While stepping down as President, I will seek election to the Board in the capacity of Vice President. It is my hope that I may be able to see this organizational concept reach the level of functionality which I believe is possible. The level of talent in our community is extraordinary and, if tapped in a manner which isn't onerous to the individual, could provide us with a high level of management competence.

If elected to the Board by the membership and appointed to the office of Vice President by the members of the newly elected Board, my goal over the next three years

will be to accomplish my original objective. To that end, I have proposed to the Board that the Vice President's duties be expanded to include operations management, which would place responsibility for coordinating efforts of the various committees and project managers on his/her shoulders.

Adjunctive to the expansion of the Vice President's role on the Board will be the opportunity to assess the level and type of professional management which Surf Pines may require in the not-too-distant future.

*Reductio ad absurdum* -The Board has responsibility for maintaining approximately eight miles of road, security gates and common grounds, using an income base which is arguably adequate for the level of service desired. This is partially achieved by the hundreds of hours of free time donated by Board members, committee members and project managers.

My recent solicitation for members willing to be on the board elicited zero response.

see Prez, page 2

## The Breeze Acknowledges

The time taken by those who responded in writing to our request for your input on the future direction of this newsletter is greatly appreciated. All nine writers were positive about *The Breeze* and several very thoughtful suggestions were made. A number of people spoke to one or another board member or to the editors with favorable comments, as well.

We do not, therefore, conclude that the other 270 addressees on the mailing list are indifferent or simply never read the newsletter.

We take constructive suggestions seriously, including the exception that was taken to the use of the graphic "handgun" as being inappropriate. We hoped that the joke would be evident but readily apologize to anyone who was offended.

In this issue we include a summary of current real estate activity. Don't hesitate to let us know if you would welcome information on other matters.



# Association News

## Annual Meeting Plans

The Surf Pines Association fiscal year ends on June 30 and plans are already in the making for the annual meeting. Please note the date: Saturday, August 2, 10 a.m. at the Astoria Golf and Country Club. Official announcements with agenda, financial statement, proposed budget for the '97-98 year, ballots and candidates for the two board vacancies will be mailed before mid-July. The board hopes to have a good membership turnout.

Terms of both John Orr and Chuck Johnson end this year and the board is eager to hear from any member who has the time and interest to give to the association as an active board member. Chuck has decided to run again; John fears that his professional and family commitments leave too little time for association affairs and declines. Please contact any member of the board if you are interested in serving.

## Vandalism

Human societies have always been visited by periodic plagues. Those that afflict this small rural area of northwest Oregon are not, happily, lethal. But they are annoying and costly. The night of Friday, May 9, 18 mailboxes were damaged in a spree of

wanton destruction of which even the historic Vandals and Goths would have been ashamed. So far there is no indication of the identities of the perpetrators.

More recently, some unidentified individual has been removing surveyors' marks placed by H.L.B. and Associates at the association's request. The board has hired the surveying firm to determine the correct location of the rights of way and the relation of the paved roadways to them. Whoever has tampered with the markers should be aware that he is wasting his own money as well as everyone else's by disrupting a process that is in the best interest of every Surf Pines property owner.

## Roadside Mowing

This spring, perhaps as a result of the record wet winter, the grass grew unusually quickly along the roadsides. The board not only got the mowing done earlier than in the past several years but also had the debris swept up. Residents along Ocean Drive were heard remarking that they hadn't known the road was so wide. They hadn't seen the edges for years.

The designated play area of the park and an access path were also mowed. When it

is necessary to trim again later in the summer, a better job will be done on the beach paths.

## Surf Pines Road Project

Residents who were inconvenienced by the abrupt closing of the south access during the last week of May will perhaps at least be pleased that work finally started on widening and repaving the road. Preparatory work included removal of a number of trees and grading and leveling of the shoulders.

Unhappily there was almost no advance warning from the pavers that work would start, so residents trying to leave by the south gate were delayed and frustrated at having to drive an extra five miles to get to Gearhart or Seaside. On June 6 the black-topping was done, and again the road was closed. This time, signs were posted and residents were warned.

## Arrears

As the fiscal year draws near its end, regretfully about 43 members are not current with their dues. All members should recall that bills are sent for the preceding quarter and payment is due when the bill arrives.

*Prez, from page 1*

The expanding demands of managing Surf Pines affairs fall on the shoulders of a decreasing group of Surf Pines residents willing to share them. I don't think I am crying "wolf" or suggesting that *the sky is falling* when I say that Surf Pines Association is close to reaching a juncture in its existence where getting *something for nothing* is no longer possible. Your board will seriously examine alternatives for continuing to manage Surf Pines affairs responsibly, even if hiring professional help turns out to be the only viable alternative.

Yours,

*Chuck*



New homes are springing up all over Surf Pines:

- Two structures are almost complete on Ocean Drive north of Horizon.
- On north Manion a house is under construction on the northwest corner lot at Malarkey.
- Another is well under way to completion south of the Manion-Malarkey junction on the north lot of the former Charlton property.

- On Lucas the Schiele home, south of Horizon, is making good progress.
- So is the Remensnyder house in Surf Pines Landing.

According to Burr Allegaert, 11 established homes and 12 lots are offered for sale through realtors. A handful more are for sale by owner. Of course, these things change daily; this is just an indication of activity.

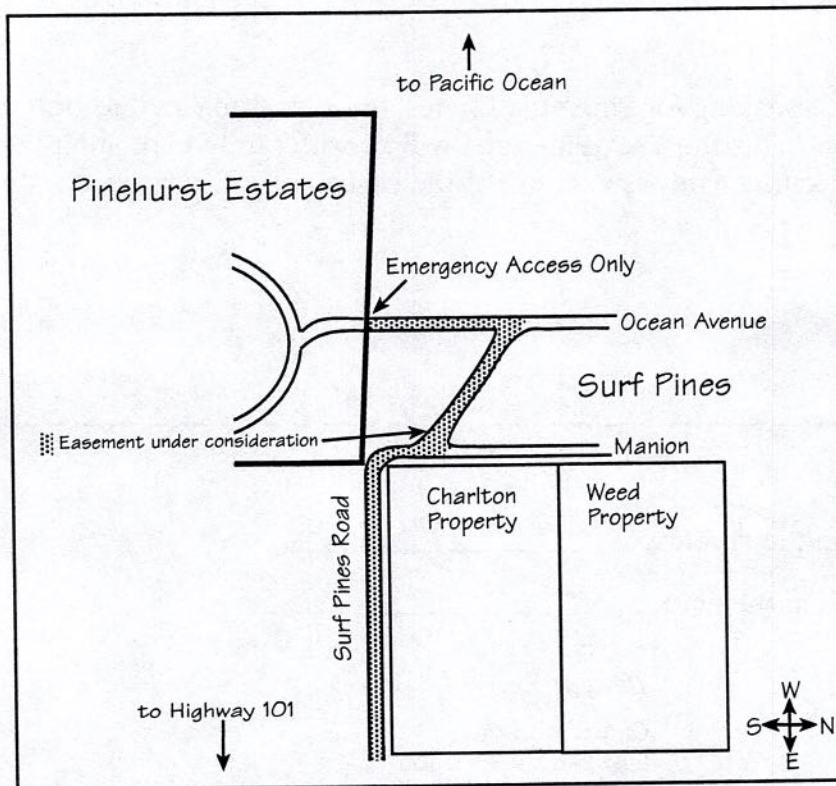


## EXHIBIT "A"

The Planning Department finds that the Applicant has demonstrated that the Applicant has an easement on the access route. Based on the letters attached as Exhibit A, the Planning Department APPROVES the emergency access route subject to the following conditions:

### CONDITIONS OF APPROVAL

1. Use of the access shall be limited to emergency purposes only.
2. At the time of road construction, a barrier shall be placed on the access road adjacent to the north property line of the Pinehurst subdivision. The barrier may only be removed for purposes of emergency access.
3. The final plat of the subdivision shall demonstrate and assure the existence of the easement.



*Easement extends from Highway 101 to the Emergency Access along Surf Pines Road and Ocean Avenue.*



# Special Information from the Board

6/10/97

On the other side of this insert you will see a copy of a Clatsop County approval of an Emergency Access Plan (EAP) for Pinehurst Estates. On 9 July 1997 at 7:00 p.m. in the Circuit Courtroom, Clatsop County Courthouse, 749 Commercial, Astoria, Oregon, the Clatsop County Board of Commissioners will hold a public hearing on an appeal filed by the Keevers and Groshongs (Surf Pines residents) on the preliminary approval of the EAP.

Your Board of Directors believes that an emergency access which can be guaranteed not to become a general use access is not inimical to the interest of Surf Pines.

However, in the absence of such a guarantee, legal action may be required to pursue the abrogation of an easement permitting the use of a limited section of Surf Pines roads by 34 homesites in the Pinehurst Estates development. A sketch of the easement is shown on the reverse side.

The Surf Pines Association budget for legal affairs is limited. Therefore, the Board solicits your input on this matter. If you wish to have the Board incur legal costs in pursuing this matter, indicate the total amount of money the Board should commit and remit a check in the amount of \$25 (or more) to Surf Pines Association. The money will go into a special legal fund and will be returned if no legal action is taken.

Richard Schroeder, speaking for Pinehurst Estates, has communicated to Board members that, if Surf Pines Association fights the EAP, Pinehurst will consider fully exploiting the easement and challenging the south security gates as a barrier to the easement .

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I approve legal action in the amount of \_\_\_\_\_

I have enclosed a check in the amount of \_\_\_\_\_

*Return to:*

Chuck Johnson  
Surf Pines Association  
Legal Fund  
38 Surf Pines Landing Drive  
Warrenton OR 97146





## Park Notes

### *Bats In the Belfry?*

The bat box and mosquito control project is taking shape. Readers may remember from the last *Breeze* that some Seaside High School students had studied bats and built homes for them. Since the meeting of the park committee with the students and interested residents, Gene Bourgein has built several of the boxes and they are ready to be installed. Recently Gene, Ken Weber and Louann Riggan marked some likely trees to receive the boxes. The students will bring those they made and with their teacher, Mike Brown, will help put them at the right height (16-18 feet above ground). With luck, bats will be drawn to them and soon it will be possible to watch the bird life along the pond without fear of being eaten alive by mosquitoes.

### *Plants and Planters*

Several residents have offered the park some of their extra plant materials, and George Von Weller has planted them advantageously along the path in from Ocean Drive. The cedar trees we reported planting in March met a mixed fate. Those along the Horizon-Ocean area did not survive, but the dozen or more planted near the pond area to replace the dead pines look very healthy. The park committee is grateful to everyone who has donated time, labor and materials to help develop the project. More volunteers are always welcome.

### *House Height Violation*

**Correction:** Our statement in the March *Breeze* that the Lucases had filed a countersuit against the county was inaccurate. We were misinformed and apologize to the Lucases.

In the matter of the Lucas house height violation, Circuit Court Judge William A. Beckett ruled that the house should be brought into compliance with the ordinance, that plans to do so should be submitted to the county's attorney within 30 days of the judgment (early May), and that the alteration of the house should be completed on or before December 15, 1997. The Lucas' lawyer filed a series of

Preoccupied as we all are with our own vital human affairs, we might not notice that all around us other creatures are quietly getting on with the business of their lives. In Surf Pines some of these creatures are not so quiet or unobtrusive. In fact, it's hard to miss the elk, who range widely through the area. In this photo they were visiting the Keevers at the south end of Ocean Drive. More than a do-

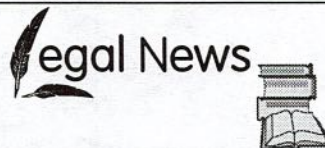
zen were seen one recent evening running single file along the crest of the foredune. They later turned up to trim the trees and munch grass at the Bloomfields'. Several were young males with small velvety horns.

Ducklings by the dozens have been observed in the lake and ponds. Down on the lake the Laaksos observed a nail-biting drama, which Cornelia has recapped.

### *Bird Brawn*

by Cornelia Laakso

One evening at dusk I noticed two large



objections to the judgment and the county has replied to these with a request that the court not modify its judgment. The judge's decision is awaited.

### *Pinehurst Estates*

In April, the county planning department granted conditional approval for an emergency access from Pinehurst Estates into Surf Pines at the south end of Ocean Drive. The permission has been appealed by the

## Wild and Wooly Surf Pines

bald eagles sitting in a tall fir tree by the lake. A crow flew around them, frantically cawing. Ignoring the crow, the eagles

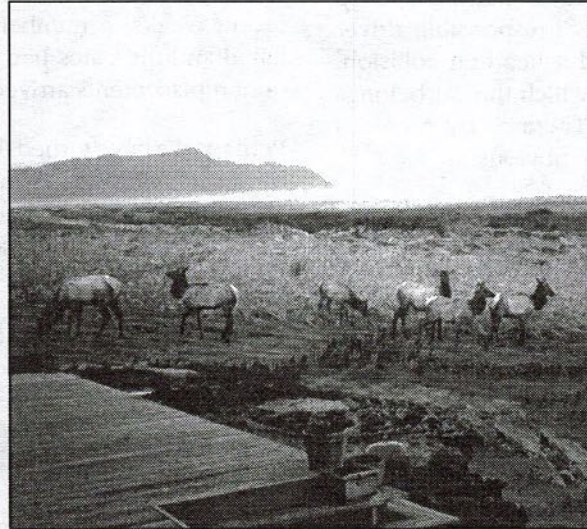


Photo: Norma Keever

made two passes over the water—apparently looking for fish—then retreated to the tree.

Soon a mother duck swam by with her eight ducklings, on their way to the water lily patch. Spotting the ducklings, one eagle

made a pass. Mom raised an enormous fuss, quacking loudly, flapping her wings, raising a large spray of water. This eagle retreated; the other one decided to try; was met the same way. All this time, the ducklings hid among lily pads. Eventually, the eagles gave up and went elsewhere, the noisy crow still on their tails.

### *Sightings*

by Jean Parker

May 2—Biking on Ocean with Dog, when at curve came upon turtle, crossing. Dog

see Wild, page 4

Groshongs and Keevers to the Clatsop County Board of Commissioners.

The Commission will hear the appeal at its meeting July 9 at 7 p.m. in the courthouse in Astoria. They have invited submissions by letter or in person from all interested parties. Surf Pines members may attend the hearing and raise issues in person or write to Chairman, Board of Commissioners, PO Box 179, Astoria OR 97103.

The board, on behalf of the Association, will present its objections to the Commission. See enclosed insert for more particulars about the emergency access issue.





## Gates & Security

A recent incident, sadly none too uncommon, ended happily, no thanks to the perpetrator. A driver, instead of waiting for the exit gate to rise, zipped through the entry side after someone else opened it, but before she had a chance to drive through. This irresponsible driver very nearly caused a head-on collision. The household to which the car belongs will be contacted. The incident provides impetus to state the obvious:

- use only the entry gate for coming in
- and only the exit gate for leaving

One item on the soon-to-end fiscal year's budget is an upgrade to the north and south gate systems. Residents may won-

der why no progress is apparent.

This project was temporarily sidelined while the committee considered the advisability of converting gates to a card reader system, an idea now on hold. In recent weeks, a number of aging parts failed and the gates had to be left open until replacements arrived.

Perhaps we have turned the corner: refurbishing is again underway, expeditiously. Look for more on the status of Surf Pines gates as part of annual meeting material.

Ken Buckingham reminds drivers to *drive slowly and fully over the yellow diamond* when exiting.

Wild, from page 3

thought, "turtle soup!" Took Dog home.

Returned to check status of Turtle: safely across Ocean, "walking" on side of road. Retreated into shell. Deciding curve not safe turtle area, designated self *Turtle Crossing Guard*. Held Turtle sit-in until gave him sufficient space to feel safe, at which time he proceeded south.

Turtle decided West neighborhood not to his liking, crossed, yet again, Ocean Freeway to return to safe and sane East Ocean and his pond-front home.

Turtle observed to be five to six inches long, three inches high; a rich, earthy brown, mottled with bright yellow on back. Probably a desert tortoise released from Petdom by some well-meaning child.

May 10—T.A. walking down High Surf to Ocean, heard haunting call and saw partly submerged brownish creature in pond, who, upon seeing her, "ran" across water. What was in T.A.'s morning coffee? Further sightings narrowed creature down to a *pied-billed grebe*, noted for unusual call and often found in freshwater ponds, playing submarine partially submerged. Also must patter along the water's surface to gain momentum for flight. T.A. redeemed.

### Surf Pines Association Board of Directors

President	Chuck Johnson	38 Surf Pines Landing Drive	738-9746
Vice President	Al Laakso	2419 Manion Drive	861-9396
Secretary	John Orr	2334 Manion Drive	738-0944
Treasurer	Tom Wilcox	2320 Lucas Drive	738-3515
At Large	Steve Clark	2279 Manion Drive	738-8617
At Large	Dick Tevis	2252 Lucas Drive	738-3111
At Large	Louann Riggan	2300 Lucas Drive	738-5457

the Surf Pines *Breeze*

is a quarterly publication of the Surf Pines Association, 2003 Manion Drive, Warrenton, Oregon 97146.

Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate – shoot the *Breeze*!

Layout: Lani Johnson

the Surf Pines *Breeze*  
2003 Manion Drive  
Warrenton, OR 97146

